

with any claim for arrears of rent does not exceed £100, proceedings to recover possession can be commenced in the County Court under sects. 138 or 139 of the County Courts Act. The summons is heard by the judge and the order for possession made by him. The advantage of a writ over County Court proceedings is that an order for possession is obtained with more expedition, and without any time being given to the tenant to vacate the premises.

Landlord and Tenant Act, 1927

By the Landlord and Tenant Act, 1927, tenants of business premises received statutory protection against what had previously been a long-felt grievance. The grievance was that a lessee or tenant might, by diligence and ability, build up a successful business and create a "goodwill" of value. This success might be achieved entirely by the efforts of the tenant. At the end of his tenancy, his landlord would reap the benefit of the tenant's industry and be enabled either to refuse to re-let to the tenant except at a much bigger rent or let the premises to a fresh tenant, who (on account of the valuable goodwill) would be prepared to pay the landlord a much bigger rent. The Landlord and Tenant Act, 1927, was enacted to prevent this abuse and gives

power to the tenant to call upon his
landlord either
to renew his tenancy at a rent which is
fair and
equitable (and not dependent on the
goodwill
created by the tenant), or to pay the
tenant reason-
able compensation for his loss of
goodwill. The
Act has not been running long enough
to test
whether it effects its avowed object,
but it has, at
all events, prevented many cases of
appropriation